

Mainlands of Tamarac by the Gulf Unit 3 Assoc Inc
Balance Sheet
1/31/2026

AssetsOperating

1030-000 - Alliance Assoc Bank- Operating (2786)	\$215,396.02
1110-000 - A/R-Maintenance Fees	\$11,914.70
1112-000 - A/R-Late Fees	\$946.28
1113-000 - A/R-Owner Interest	\$153.02
1114-000 - A/R-Administrative Fees	\$10.00
1115-000 - A/R-Legal Costs	\$1,853.95
1125-000 - Delinquent Water Bills	\$1,335.14
1190-000 - Allowance for Bad Debts	(\$1,601.27)
1410-000 - Prepaid Insurance-General	\$48,327.49
1430-000 - AR Prepaid Tax	\$2,814.00

Operating Total

\$281,149.33

Reserve

1060-000 - MMA-Popular Bank	\$102,755.34
1080-000 - Merrill Lynch - Cash	\$206,142.14
1081-000 - Merrill Lynch - CD's	\$1,389,000.00
1090-000 - Alliance Assoc Bank- Reserve (2844)	\$228,727.35

Reserve Total

\$1,926,624.83

Other

1800-000 - Property & Equipment / 1400-1451	\$427,649.76
1801-000 - Clubhouse	\$1,150,000.00
1890-000 - Accumulated Depreciation	(\$465,363.72)

Other Total

\$1,112,286.04

Assets Total

\$3,320,060.20

Liabilities and EquityOperating

2010-000 - Accounts Payable	\$6,358.00
2100-000 - Loan - Clubhouse	\$909,073.99
2125-000 - Federal Income Tax Payable	\$9,282.00

Operating Total

\$924,713.99

Other

2450-000 - Unearned Revenue-Prepaid Maint Fees	\$36,727.05
2460-000 - Unearned Revenue-Cable Rebate	\$43,683.25

Other Total

\$80,410.30

Reserve

3020-001 - Reserve-House/Roof Painting/Cleaning	\$346,905.84
3021-000 - Reserve-Master Paving	\$189,131.88
3022-000 - Reserve-Streets	\$245,687.97
3022-001 - Reserve-Walks/Curb	\$60,466.25
3023-000 - Reserve-Roof Repair/Replace	\$157,650.96
3025-000 - Reserve-Recreation Area	\$187,702.48
3025-001 - Reserve-Pool Resurfacing, Equipment	\$25,413.82
3026-000 - Reserve-Landscaping Sod	\$22,752.41
3027-000 - Reserve-Sea Walls	\$60,354.89
3031-000 - Exterior Home Repair/Replace	\$2,068.75

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3040-000 - Reserve-Sewer	\$233,783.30	
3041-000 - Reserve-Water	\$183,341.05	
3046-000 - Reserve-Sprinklers Irrig	\$19,682.74	
3052-000 - Reserve-Storm Drains	\$106,289.37	
3080-000 - Reserve-Interest	\$85,393.12	
<u>Reserve Total</u>	<u>\$1,926,624.83</u>	
<u>Retained Earnings</u>	\$384,190.56	
<u>Net Income</u>	\$3,777.17	
<i>Liabilities & Equity Total</i>		\$3,319,716.85

Mainlands of Tamarac by the Gulf Unit 3 Assoc Inc
Income Statement
1/1/2026 - 1/31/2026

	1/1/2026 - 1/31/2026	Year To Date
Income		
<u>Revenues</u>		
6010-000 - Maintenance Fees	\$175,726.92	\$175,726.92
6070-000 - Interest Income-Operating	\$5.33	\$5.33
6071-000 - Interest Income-Reserve	\$5,408.02	\$5,408.02
6082-000 - Late Fee Income	\$175.00	\$175.00
6083-000 - Other Income-General	\$550.00	\$550.00
<u>Total Revenues</u>	<u>\$181,865.27</u>	<u>\$181,865.27</u>
<i>Total Income</i>	<i>\$181,865.27</i>	<i>\$181,865.27</i>
Expense		
<u>Administrative</u>		
7110-000 - Insurance-General	\$3,929.00	\$3,929.00
7210-000 - Legal & Professional	\$300.00	\$300.00
7510-000 - Admin Expenses-Office	\$287.14	\$287.14
7710-001 - Mortgage Interest	\$3,615.85	\$3,615.85
7810-000 - Uncollectible Assessments	\$250.00	\$250.00
<u>Total Administrative</u>	<u>\$8,381.99</u>	<u>\$8,381.99</u>
<u>Services & Utilities</u>		
8010-000 - Master Association Fees	\$10,533.34	\$10,533.34
8021-000 - Salaries / Payroll Expense	\$2,724.27	\$2,724.27
8110-038 - R&M-Rec Area	\$2,553.41	\$2,553.41
8210-001 - Grounds-Lawn Service	\$9,979.82	\$9,979.82
8312-000 - Pool-Service-General	\$735.00	\$735.00
8710-001 - Utilities-Electric	\$2,267.57	\$2,267.57
8710-004 - Utilities-Electric-Pool Heating	\$2,040.09	\$2,040.09
8710-007 - Utilities-Sewer & Water	\$32,618.05	\$32,618.05
8710-010 - Utilities-Reclaimed Water	\$3,910.79	\$3,910.79
8710-012 - Utilities-Cable TV	\$19,518.60	\$19,518.60
<u>Total Services & Utilities</u>	<u>\$86,880.94</u>	<u>\$86,880.94</u>
<i>Total Expense</i>	<i>\$95,262.93</i>	<i>\$95,262.93</i>
Operating Net Income	<u>\$86,602.34</u>	<u>\$86,602.34</u>
Reserve Income		
<i>Total Reserve Income</i>	<i>\$0.00</i>	<i>\$0.00</i>
Reserve Expense		
<u>Reserve Expense</u>		
9620-001 - Reserve-House/Roof Painting	\$9,583.33	\$9,583.33
9621-000 - Reserve-Master Paving	\$2,083.33	\$2,083.33
9622-000 - Reserve-Streets	\$2,083.33	\$2,083.33
9622-001 - Reserve Expense-Walks/Curb	\$1,966.67	\$1,966.67
9623-000 - Reserve- Roof Repair/Replace	\$48,333.33	\$48,333.33

Mainlands of Tamarac by the Gulf Unit 3 Assoc Inc
Income Statement
1/1/2026 - 1/31/2026

	1/1/2026 - 1/31/2026	Year To Date
9625-000 - Reserve-Recreation Area	\$1,000.00	\$1,000.00
9625-001 - Reserve-Pool Remarcite	\$166.67	\$166.67
9627-000 - Reserve Expense-Sea Walls	\$283.83	\$283.83
9631-000 - Exterior Home Repair	\$2,500.00	\$2,500.00
9640-000 - Reserve-Sewer	\$833.33	\$833.33
9641-000 - Reserve-Water	\$4,166.67	\$4,166.67
9646-000 - Reserve-Sprinklers Irrig	\$2,333.33	\$2,333.33
9652-000 - Reserve Expense-Storm Drains	\$2,083.33	\$2,083.33
9900-000 - Reserve Expense-Interest	\$5,408.02	\$5,408.02
<u>Total Reserve Expense</u>	<u>\$82,825.17</u>	<u>\$82,825.17</u>
<i>Total Reserve Expense</i>	\$82,825.17	\$82,825.17
Reserve Net Income	<u>(\$82,825.17)</u>	<u>(\$82,825.17)</u>
Net Income	<u>\$3,777.17</u>	<u>\$3,777.17</u>

Mainlands of Tamarac by the Gulf Unit 3 Assoc Inc
Budget Comparison Report
1/1/2026 - 1/31/2026

	1/1/2026 - 1/31/2026				1/1/2026 - 1/31/2026				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
Income									
<u>Revenues</u>									
6010-000 - Maintenance Fees	\$175,726.92	\$175,719.92	\$7.00	0.00%	\$175,726.92	\$175,719.92	\$7.00	0.00%	\$2,108,639.00
6070-000 - Interest Income-Operating	\$5.33	\$0.00	\$5.33	100.00%	\$5.33	\$0.00	\$5.33	100.00%	\$0.00
6071-000 - Interest Income-Reserve	\$5,408.02	\$0.00	\$5,408.02	100.00%	\$5,408.02	\$0.00	\$5,408.02	100.00%	\$0.00
6082-000 - Late Fee Income	\$175.00	\$0.00	\$175.00	100.00%	\$175.00	\$0.00	\$175.00	100.00%	\$0.00
6083-000 - Other Income-General	\$550.00	\$0.00	\$550.00	100.00%	\$550.00	\$0.00	\$550.00	100.00%	\$0.00
<u>Total Revenues</u>	\$181,865.27	\$175,719.92	\$6,145.35	3.50%	\$181,865.27	\$175,719.92	\$6,145.35	3.50%	\$2,108,639.00
Total Income	\$181,865.27	\$175,719.92	\$6,145.35	3.50%	\$181,865.27	\$175,719.92	\$6,145.35	3.50%	\$2,108,639.00
Expense									
<u>Administrative</u>									
7110-000 - Insurance-General	\$3,929.00	\$3,808.33	(\$120.67)	(3.17%)	\$3,929.00	\$3,808.33	(\$120.67)	(3.17%)	\$45,700.00
7210-000 - Legal & Professional	\$300.00	\$583.33	\$283.33	48.57%	\$300.00	\$583.33	\$283.33	48.57%	\$7,000.00
7212-001 - Professional-Audit Fees	\$0.00	\$541.67	\$541.67	100.00%	\$0.00	\$541.67	\$541.67	100.00%	\$6,500.00
7310-002 - Taxes-Corp Annual	\$0.00	\$5.08	\$5.08	100.00%	\$0.00	\$5.08	\$5.08	100.00%	\$61.00
7310-003 - Taxes-Condo Fee	\$0.00	\$117.69	\$117.69	100.00%	\$0.00	\$117.69	\$117.69	100.00%	\$1,412.00
7310-006 - Taxes-Pool Permit	\$0.00	\$25.00	\$25.00	100.00%	\$0.00	\$25.00	\$25.00	100.00%	\$300.00
7310-008 - Taxes-Federal Income	\$0.00	\$795.00	\$795.00	100.00%	\$0.00	\$795.00	\$795.00	100.00%	\$9,540.00
7510-000 - Admin Expenses-Office	\$287.14	\$367.58	\$80.44	21.88%	\$287.14	\$367.58	\$80.44	21.88%	\$4,411.00
7710-001 - Mortgage Interest	\$3,615.85	\$7,379.33	\$3,763.48	51.00%	\$3,615.85	\$7,379.33	\$3,763.48	51.00%	\$88,552.00
7810-000 - Uncollectible Assessments	\$250.00	\$250.00	\$0.00	0.00%	\$250.00	\$250.00	\$0.00	0.00%	\$3,000.00
<u>Total Administrative</u>	\$8,381.99	\$13,873.01	\$5,491.02	39.58%	\$8,381.99	\$13,873.01	\$5,491.02	39.58%	\$166,476.00
<u>Services & Utilities</u>									
8010-000 - Master Association Fees	\$10,533.34	\$10,533.33	(\$0.01)	0.00%	\$10,533.34	\$10,533.33	(\$0.01)	0.00%	\$126,400.00
8021-000 - Salaries / Payroll Expense	\$2,724.27	\$1,762.33	(\$961.94)	(54.58%)	\$2,724.27	\$1,762.33	(\$961.94)	(54.58%)	\$21,148.00
8110-038 - R&M-Rec Area	\$2,553.41	\$1,369.92	(\$1,183.49)	(86.39%)	\$2,553.41	\$1,369.92	(\$1,183.49)	(86.39%)	\$16,439.00
8150-000 - Operating Contingency	\$0.00	\$1,366.67	\$1,366.67	100.00%	\$0.00	\$1,366.67	\$1,366.67	100.00%	\$16,400.00
8210-001 - Grounds-Lawn Service	\$9,979.82	\$10,729.00	\$749.18	6.98%	\$9,979.82	\$10,729.00	\$749.18	6.98%	\$128,748.00
8312-000 - Pool-Service-General	\$735.00	\$1,340.00	\$605.00	45.15%	\$735.00	\$1,340.00	\$605.00	45.15%	\$16,080.00

Mainlands of Tamarac by the Gulf Unit 3 Assoc Inc
Budget Comparison Report
1/1/2026 - 1/31/2026

	1/1/2026 - 1/31/2026				1/1/2026 - 1/31/2026				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
8710-001 - Utilities-Electric	\$2,267.57	\$2,470.42	\$202.85	8.21%	\$2,267.57	\$2,470.42	\$202.85	8.21%	\$29,645.00
8710-004 - Utilities-Electric-Pool Heating	\$2,040.09	\$1,385.17	(\$654.92)	(47.28%)	\$2,040.09	\$1,385.17	(\$654.92)	(47.28%)	\$16,622.00
8710-007 - Utilities-Sewer & Water	\$32,618.05	\$31,080.83	(\$1,537.22)	(4.95%)	\$32,618.05	\$31,080.83	(\$1,537.22)	(4.95%)	\$372,970.00
8710-010 - Utilities-Reclaimed Water	\$3,910.79	\$2,561.17	(\$1,349.62)	(52.70%)	\$3,910.79	\$2,561.17	(\$1,349.62)	(52.70%)	\$30,734.00
8710-012 - Utilities-Cable TV	\$19,518.60	\$19,830.92	\$312.32	1.57%	\$19,518.60	\$19,830.92	\$312.32	1.57%	\$237,971.00
Total Services & Utilities	\$86,880.94	\$84,429.76	(\$2,451.18)	(2.90%)	\$86,880.94	\$84,429.76	(\$2,451.18)	(2.90%)	\$1,013,157.00
Total Expense	\$95,262.93	\$98,302.77	\$3,039.84	3.09%	\$95,262.93	\$98,302.77	\$3,039.84	3.09%	\$1,179,633.00
Operating Net Income	\$86,602.34	\$77,417.15	\$9,185.19	11.86%	\$86,602.34	\$77,417.15	\$9,185.19	11.86%	\$929,006.00
Reserve Expense									
<u>Reserve Expense</u>									
9620-001 - Reserve-House/Roof Painting	\$9,583.33	\$9,583.33	\$0.00	0.00%	\$9,583.33	\$9,583.33	\$0.00	0.00%	\$115,000.00
9621-000 - Reserve-Master Paving	\$2,083.33	\$2,083.33	\$0.00	0.00%	\$2,083.33	\$2,083.33	\$0.00	0.00%	\$25,000.00
9622-000 - Reserve-Streets	\$2,083.33	\$2,083.33	\$0.00	0.00%	\$2,083.33	\$2,083.33	\$0.00	0.00%	\$25,000.00
9622-001 - Reserve Expense-Walks/Curb	\$1,966.67	\$1,966.67	\$0.00	0.00%	\$1,966.67	\$1,966.67	\$0.00	0.00%	\$23,600.00
9623-000 - Reserve-Roof Repair/Replace	\$48,333.33	\$48,333.33	\$0.00	0.00%	\$48,333.33	\$48,333.33	\$0.00	0.00%	\$580,000.00
9625-000 - Reserve-Recreation Area	\$1,000.00	\$1,000.00	\$0.00	0.00%	\$1,000.00	\$1,000.00	\$0.00	0.00%	\$12,000.00
9625-001 - Reserve-Pool Remarcite	\$166.67	\$166.67	\$0.00	0.00%	\$166.67	\$166.67	\$0.00	0.00%	\$2,000.00
9627-000 - Reserve Expense-Sea Walls	\$283.83	\$283.83	\$0.00	0.00%	\$283.83	\$283.83	\$0.00	0.00%	\$3,406.00
9631-000 - Exterior Home Repair	\$2,500.00	\$2,500.00	\$0.00	0.00%	\$2,500.00	\$2,500.00	\$0.00	0.00%	\$30,000.00
9640-000 - Reserve-Sewer	\$833.33	\$833.33	\$0.00	0.00%	\$833.33	\$833.33	\$0.00	0.00%	\$10,000.00
9641-000 - Reserve-Water	\$4,166.67	\$4,166.67	\$0.00	0.00%	\$4,166.67	\$4,166.67	\$0.00	0.00%	\$50,000.00
9646-000 - Reserve-Sprinklers Irrig	\$2,333.33	\$2,333.33	\$0.00	0.00%	\$2,333.33	\$2,333.33	\$0.00	0.00%	\$28,000.00
9652-000 - Reserve Expense-Storm Drains	\$2,083.33	\$2,083.33	\$0.00	0.00%	\$2,083.33	\$2,083.33	\$0.00	0.00%	\$25,000.00
9900-000 - Reserve Expense-Interest	\$5,408.02	\$0.00	(\$5,408.02)	(100.00%)	\$5,408.02	\$0.00	(\$5,408.02)	(100.00%)	\$0.00
Total Reserve Expense	\$82,825.17	\$77,417.15	(\$5,408.02)	(6.99%)	\$82,825.17	\$77,417.15	(\$5,408.02)	(6.99%)	\$929,006.00
Total Reserve Expense	\$82,825.17	\$77,417.15	(\$5,408.02)	(6.99%)	\$82,825.17	\$77,417.15	(\$5,408.02)	(6.99%)	\$929,006.00
Reserve Net Income	(\$82,825.17)	(\$77,417.15)	(\$5,408.02)	6.99%	(\$82,825.17)	(\$77,417.15)	(\$5,408.02)	6.99%	(\$929,006.00)
Net Income	\$3,777.17	\$0.00	\$3,777.17	100.00%	\$3,777.17	\$0.00	\$3,777.17	100.00%	\$0.00

Mainlands of Tamarac by the Gulf Unit 3 Assoc Inc
Reserve Statement
1/1/2026 - 1/31/2026

Account	1/1/2026 - 1/31/2026		Begin Bal	YTD		Balance
	Allocation	Disbursement		Allocation	Disbursement	
4999-000 Accumulated Net Worth (Operating Fund-Prior Years)	\$0.00	\$0.00	(\$16,251.69)	\$0.00	\$0.00	(\$16,251.69)
3020-001 Reserve-House/Roof Painting/Cleaning	\$9,583.33	\$0.00	\$337,322.51	\$9,583.33	\$0.00	\$346,905.84
3020-002 Reserve Fund-Roof Painting	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3020-003 Reserve-Roof Cleaning	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3021-000 Reserve-Master Paving	\$2,083.33	\$0.00	\$187,048.55	\$2,083.33	\$0.00	\$189,131.88
3022-000 Reserve-Streets	\$2,083.33	\$585.19	\$244,189.83	\$2,083.33	\$585.19	\$245,687.97
3022-001 Reserve-Walks/Curb	\$1,966.67	\$0.00	\$58,499.58	\$1,966.67	\$0.00	\$60,466.25
3023-000 Reserve-Roof Repair/Replace	\$48,333.33	\$47,201.66	\$156,519.29	\$48,333.33	\$47,201.66	\$157,650.96
3023-001 Reserve-Tile Roof Repair	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3025-000 Reserve-Recreation Area	\$1,000.00	\$948.08	\$187,650.56	\$1,000.00	\$948.08	\$187,702.48
3025-001 Reserve-Pool Resurfacing, Equipment	\$166.67	\$0.00	\$25,247.15	\$166.67	\$0.00	\$25,413.82
3025-002 Reserve-Pool Heating	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3026-000 Reserve-Landscaping Sod	\$0.00	\$0.00	\$22,752.41	\$0.00	\$0.00	\$22,752.41
3027-000 Reserve-Sea Walls	\$283.83	\$0.00	\$60,071.06	\$283.83	\$0.00	\$60,354.89
3028-000 Reserve-Def Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3031-000 Exterior Home Repair/Replace	\$2,500.00	\$431.40	\$0.15	\$2,500.00	\$431.40	\$2,068.75
3039-000 Reserve-Clubhouse Windows/Doors	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3040-000 Reserve-Sewer	\$833.33	\$0.00	\$232,949.97	\$833.33	\$0.00	\$233,783.30
3041-000 Reserve-Water	\$4,166.67	\$1,040.26	\$180,214.64	\$4,166.67	\$1,040.26	\$183,341.05
3043-000 Reserve-Clubhouse A/C	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3046-000 Reserve-Sprinklers Irrig	\$2,333.33	\$1,677.61	\$19,027.02	\$2,333.33	\$1,677.61	\$19,682.74
3048-000 Reserve-Grounds Equipment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3052-000 Reserve-Storm Drains	\$2,083.33	\$0.00	\$104,206.04	\$2,083.33	\$0.00	\$106,289.37
3053-000 Reserve Fund-Bridge Repair	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3060-000 Clubhouse Asset	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3079-000 Reserve-Truck/Vehicles	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3080-000 Reserve-Interest	\$5,408.02	\$0.00	\$79,985.10	\$5,408.02	\$0.00	\$85,393.12
4998-000 Capitalized Reserves	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total:	\$82,825.17	\$51,884.20	\$1,879,432.17	\$82,825.17	\$51,884.20	\$1,910,373.14